

# RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, March 2, 2023

**CALL TO ORDER:** Mayor Williams called the Riverside, Ohio, City Council Meeting to order at 6:00 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

**ROLL CALL:** Council attendance was as follows: Mr. Denning, present; Mrs. Franklin, present; Ms. Fry, present; Mr. Joseph, absent; Ms. Lommatzsch, present; Mr. Maxfield, absent; and Mayor Williams, present.

Staff present was as follows: Josh Rauch, City Manager; Chris Lohr, Assistant City Manager; Tom Garrett, Finance Director; Jon Freeman, Legal Representative; and Katie Lewallen, Clerk of Council.

**EXCUSE ABSENT MEMBERS:** Deputy Mayor Lommatzsch moved, seconded by Mr. Denning to excuse Mr. Joseph and Mr. Maxfield from the council meeting. All were in favor. **Motion carried.**

**ADDITIONS OR CORRECTIONS TO AGENDA:** No changes were made to the agenda.

**APPROVAL OF AGENDA:** Mr. Denning moved, seconded by Mrs. Franklin, to approve the agenda. All were in favor. **Motion carried.**

**PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:** Mayor Williams led the pledge of allegiance.

**PRESENTATION:** Mr. Brandon Policicchio, RTA Chief Customer and Business Development Officer, presented an update on RTA and upcoming plans involving Riverside. He discussed the Tapp Pay programs that allows customers to save money and pay no more than a max daily or monthly rate. He stated there are 18 bus routes with over 2,500 stops running seven days a week. He reviewed the On-Demand, Paratransit, and 5310 Programs. He presented their current services and how they are looking to expand services in Riverside. This will be accomplished through more frequent, direct and easy to use multi-mobility options. The program will increase connectivity to within at least ¼ mile of all services. The redesign will reach 80 percent of individuals living in poverty, 85 percent of jobs, and 100 percent of major hospitals in Montgomery County. It will also, through a combination of programs, continue to be available to 100 percent of the 65 and older population and individuals with disabilities in the county. He presented the current plan they are out for public feedback on, and it primarily focuses on services in Riverside. They are adding an east connector. This service they are proposing in the redesign are meant to allow people to connect between routes and not have to come downtown in order to get people where they need to go. This east connector will go up to Huber Heights and down to the Meijer at Stroop and Woodman. They feel this will allow people to better connect throughout the entire system, especially in Riverside.

# RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on

Thursday, March 2, 2023

Riverside, OH

Ms. Fry asked if the paratransit and the other option that is more expensive than the regular bus allows for those customers to get the same max cap on monthly fees. Mr. Policicchio replied that they do. The same fare program applies for those programs. No one will be charged more than \$7 per day.

Mayor Williams asked how the city could help share RTA services and expanded things they are doing for Riverside and the region. Mr. Policicchio stated it does help for the communities to get the word out. RTA can get materials to the community and identify key points along the service expansion to places people want to go. RTA can reach its current customers, but the city can get information out to all of the community.

Ms. Fry asked regarding the objective of getting within a quarter of a mile of 70 percent of the residents what is the best path forward for that remaining 30 percent. Mr. Policicchio stated that if they look at the map that program has really allowed them to reach more of the county. When they are looking at some of the areas in the county, they are talking about really rural areas. They do go out to Farmersville, which has very low usage. They are aware of transportation needs out there and those are typically medically related. It is reaching out with jurisdictions and seeing what they can do to help them. They are covering a large amount of the population when looking at the map of RTA coverage. The very west side of the county is where they don't have a lot of coverage where it gets very rural. They work with the county and other transportation providers to fill in those needs. Eventually, their goal is to get to 100 percent coverage, but sometimes it is best for their resources to be located where the density is. Ms. Fry stated as they make plans for the future, how can they help each other and work in concert. Mr. Policicchio stated they have a great communication relationship with Riverside. It is important to have RTA involved at beginning discussions of where economic development is happening and making sure things are aligned where transit is running. They can't be everything to everyone, but when they are talking about critical development and job sites it is important to have RTA on at beginning conversation.

Mrs. Franklin asked how in other areas of the country bus systems go through shopping centers why RTA does not do that. Mr. Policicchio stated it has to do with those entities and not wanting that. She stated she was concerned because there are older people who cannot walk down to the bus stop and knew there must be a reason why it isn't happening here. Mr. Policicchio stated that is something they can help with by echoing that to the other entities. Meijer does have a stop as well as Eastown Shopping Center. He added that it really depends on the owner of the property. They are all for going to the door. Mayor Williams stated that he would like to know if there was data for some of the high school kids that rely on the RTA, and what kind of ridership they see from their high schools. He added if there was anything on the coordination side for them to assist to make it easier for kids to get to and from school. Mr. Policicchio stated they do that that data.



# RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, March 2, 2023

Ms. Fry asked about the community bus program. Mr. Policicchio stated that it is coming. There are a total of 21 community buses that are going out; 12 are out right now. It was to roll out quicker, but there was a vinyl shortage. The Riverside community bus is on its way. He added that if the city has a community event or a parade and they let RTA know in advance, they can come to those things and use them as cooling/warming stations or utilized for what they may need. He stated that bus will run for 10 – 12 years.

Deputy Mayor Lommatzsch stated that a number of residents use the Soin hospital. She is aware the bus goes out to that area but stops over by Walmart. She asked if the hospital could be a stop in the future. Mayor Williams asked if this is something they could advocate to Kettering Network on behalf of the citizens for RTA. Mr. Policicchio replied that would be good to take that angle. He added they do have plans, and right now, they have limited trips to the Soin Hospital. They are working with Wright State to put a charging station at Wright State. They have limited trips there, now. Their trolley buses are normally all out on the road everywhere, but they are going through a huge infrastructure rebuild and that is why they are not out as much. The charging station will allow them to go out on every trip to the pentagon area with their trolley buses. It will be a helpful conversation to have. Discussion continued on getting a stop at the hospital.

**MINUTES:** Mr. Denning moved, seconded by Mrs. Franklin, to approve the minutes of the February 9, 2023, council work session, and the February 16, 2023, council business meeting. All were in favor. **Motion carried.**

**WRITTEN CITIZEN PETITIONS:** Mayor Williams stated that any citizen wishing to speak should fill out a petition form and turn it in to the clerk.

## DEPARTMENT UPDATES:

**A) Finance Department** – Mr. Garrett stated they have finished getting out all of the end year tax reporting forms. They are using the new software and have gone through three payrolls and a couple of check runs. There is a lot more to learn with the new system. In the packet they had more details reports than the old system. Next week, they will renew the Wright Point note. CCA has been helping them out a bit. In January, they received just over \$1.0 million in income tax collections, and in February, they received about \$650,000. It is a little early to predict a trend as it is tax filing season. Deputy Mayor Lommatzsch stated there has been some positive feedback on people getting their help with taxes in the city. Mr. Garrett stated that CCA was in yesterday and had about 20 appointments. They will be back in late March and April 14.

**B) Administration Department** – Mr. Lohr stated that the aggregation project is moving forward. The public notices for the required meetings for the plan of governance of each aggregation program on March 20, 2023. The electric aggregation will be at 10:00 am with the natural gas following. The second set of meetings will be at

# RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on

Thursday, March 2, 2023

Riverside, OH

6:00 pm the same day. It was scheduled this way so people can have the option of a morning or evening meeting. He stated that once the hearings are complete, they can get the legislation on the calendar for the first meeting in April. Mr. Rauch stated that there would be a resolution making them a member of SOPEC, and there would be two ordinances that would adopt the plan of governance. Once that passes, they will be in the group and the next time they go out for bid and get aggregation proposals they will then be part of that.

**C) Community Development Department/City Manager Report** – Mr. Rauch stated that Kroger is on track for their March 10, 2023, opening. New mast arms have gone up for the new traffic signal out there. Timing is up in the air as a power connection needs to be run to a pole on the west side before signals can be put up. They are trying to get that done as quickly as they can. He reported on research for council compensation. A number of staff and council have provided information and the City of Sidney does a study themselves every two years. They have about 33 peers where they have compared elected officials compensation. The current amounts for council are \$4,000/year, and the mayor is \$6,000/year. This is the same amount since the city was established in 1995. When compared to the 33 peer communities they are in the bottom five. He ran those amounts through the Bureau of Labor Statistics to what they should be with inflation in 2023, and they are all pretty much doubled. He stated the main takeaway is \$8,000/year for council and \$12,000/year for the mayor are closer to the median and average within the 33 peer communities. He is aware that some on council asked if they could index those amounts maybe to the minimums that OPERS requires for eligibility and the retirement system. He will talk to legal counsel regarding that. He believes there is room to adjust council salaries given the time that has gone by, the impact of inflation and where they are, with regard to comparable communities. He stated if council wants to move forward with it, they need to have an ordinance adopted and approved by the end of April in order to make the next cutoff for the election cycle. Any change to salary becomes effective following the next election. Discussion was held on the election cycle and the next seats that would see the increase. Mr. Rauch stated he could add this as a discussion item for the meeting on March 16, 2023. If they wait until April, they may not make the cutoff for having the ordinance in place.

Mayor Woodman pointed out that they have had challenges getting people to run for office or even volunteer on the boards and committees. He stated it may not fix everything, but it is a step in the right direction for filling council seats.

Ms. Fry stated that as part of her decision making she would like to know if there is data that supports the mayor's suggestion that it might help recruitment. She would also want some information about the timing of staff's comp study and when will staff see adjustments in their pay. Mr. Rauch stated he could get them that.



# RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, March 2, 2023

Everyone agreed on information coming forward as a discussion item for the next council meeting on March 16, 2023.

Mr. Denning asked if they wanted to index this is so that this doesn't happen again to vote on, it will just automatically go up when OPERS goes up. He does not care what it is indexed at, but wants to make sure they are able to. He is unsure if the way the charter reads they can do that. If not, then perhaps it goes on council's agenda to reevaluate every five years. Mrs. Franklin commented that they look at it every year to see if the OPERS cap has changed and if council pay has not reached that, then council can consider it at the beginning of the year. Mr. Denning stated then they would not get it until the next election cycle. Mayor Williams stated it is impossible to give themselves a raise, it is goes into effect when the seat is filled next election. Mr. Denning stated he does not do this for the money; he does it for the community and to make things happen for the city. There is a certain amount of time spent doing things. Compensating even a little is helpful to people. At first, he was against it, but he checked the numbers like the city did. At this point, they should double everyone's and move forward if they are not allowed to index and then the council in 10 years to look at it.

**PUBLIC COMMENT ON AGENDA ITEMS:** Mayor Williams stated that no one turned in a form to speak on agenda items.

## NEW BUSINESS

### A. ORDINANCES

- I) **Ordinance No. 23-O-820 – An ordinance amending Section 351.03 Prohibited Standing or Parking Places of the Codified Ordinances of the City of Riverside, OH. (1<sup>st</sup> reading)**

Mr. Denning moved, seconded by Mrs. Franklin, to approve the first reading of Ordinance No. 23-O-820. The clerk read the ordinance by title only.

Mayor Williams stated he was not present for the work session, but he did read the minutes and watch the video.

Roll call: Mr. Denning, yes; Mrs. Franklin, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; and Mayor Williams, yes. **Motion passed.**

- II) **Ordinance No. 23-O-821 – An ordinance amending Chapter 131 Public Health and Safety Commission of the City of Riverside, Ohio. (1<sup>st</sup> reading)**

Mr. Denning moved, seconded by Mrs. Franklin, to approve the first reading of Ordinance No. 23-O-821. The clerk read the ordinance by title only.

# RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on

Thursday, March 2, 2023

Riverside, OH

Mr. Denning stated he read through it, but he did not believe that a member of council should be a voting member of Health and Safety. They should have five volunteer members and an ex-officio member of council to be there and answer any questions. This person can also come back and tell council what is going on. Mrs. Franklin stated either way does not bother her. Planning Commission and BZA votes change policy, but other boards and commissions don't change policy. Discussion continued on getting more citizen involvement. Ms. Fry asked if five was a viable number to get on the commission in the past. Mr. Rauch replied it depends. The proposed number of five is down from the seven; and they have had a hard time getting seven. Discussion continued about having four citizens and one council member versus five citizens. Mayor Williams asked if there were compelled to have a council member on the commission. Ms. Fry stated that the wording of what is before them says "may" have a council member appointed. Everyone was fine with that wording. Mr. Denning stated if they get five community members then they do not have to appoint someone from council.

Roll call: Mr. Denning, yes; Mrs. Franklin, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; and Mayor Williams, yes. **Motion passed.**

## NEW BUSINESS

### A. RESOLUTIONS

- I) **Resolution No. 23-R-2828 - A resolution recognizing Fisher/Nightingale House, Inc. as a function that promotes the public health, general welfare, and contentment of the citizens of the City of Riverside.**

Mr. Denning moved, seconded by Mrs. Franklin, to approve Resolution No. 23-R-2828.

All were in favor. **Motion carried.**

- II) **Resolution No. 23-R-2829 - A resolution appointing representatives to the Ohio Benefits Cooperative Council.**

Mr. Rauch stated that since they are now a part of the Ohio Benefits Cooperative Council, they need to send two staff members to represent the city. The resolution appoints Mrs. Elayna Myers and Mr. Chris Lohr as representatives.

Deputy Mayor Lommatzsch moved, seconded by Mr. Denning, to approve Resolution No. 23-R-2829.

All were in favor. **Motion carried.**



# RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, March 2, 2023

**III) Resolution No. 23-R-2830 - A resolution authorizing the city manager to enter into an agreement with McGohan Brabender for Insurance Brokerage and Consulting Services.**

Mr. Denning moved, seconded by Mrs. Franklin, to approve Resolution No. 23-R-2830.

All were in favor. **Motion carried.**

**IV) Resolution No. 23-R-2831 - A resolution authorizing the city manager to enter into a revised professional service agreement with 'Projects West, Inc.' an Ohio for profit corporation, DBA Downing Community Advisors (DCA), for the purpose of including the conditions of a grant award.**

Mr. Rauch stated that Ms. Minnich worked with Jobs Ohio to get the city a \$25,000 economic development grant that can be applied towards consultant services they have been using to position the Wright Point buildings and other key parcels the city owns for redevelopment. As part of the agreement, Jobs Ohio required the city to expand the scope of the agreement, paying more for the services provided. That puts them at the \$50,000 threshold, which requires council approval. By approving it will authorize them to accept the grant award and continue the work with the consultant.

Deputy Mayor Lommatzsch moved, seconded by Mr. Denning, to approve Resolution No. 23-R-2831. Deputy Mayor Lommatzsch stated it was a good opportunity to thank Ms. Minnich for the many outreach efforts she has been a part of, correcting situations, fixing things, and creating things.

All were in favor. **Motion carried.**

**V) Resolution No. 23-R-2832 - A resolution adopting a strategic plan for the City of Riverside.**

Mr. Rauch stated this resolution adopts the strategic plan, the final deliverable that came out of the process from WBI last year.

Mr. Denning moved, seconded by Mrs. Franklin, to approve Resolution No. 23-R-2832. Mayor Williams thanked WBI for how they helped them.

All were in favor. **Motion carried.**

**PUBLIC COMMENT ON NON-AGENDA ITEMS:** Mayor Williams stated that one form had been turned in to speak on a non-agenda item. He invited Ms. Gangloff to come forward and state her name and address and to keep her comments to three minutes.

# RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, March 2, 2023

Riverside, OH

Ms. Eva Gangloff, 4301 Beach Haven Court, Riverside, Ohio, stated she has been a resident at the address for the last 22 years, but this is the first time to a meeting and thanked council for what they do on behalf of the residents. She stated she felt a bit demoralized from the zoning decision on the Allen Farm on Union Schoolhouse Road. She understands notification was made to people around that property sometime in November of last year. She learned about it through the Dayton Daily News; she feels not enough was done to notify people who are going to be most impacted in that neighborhood. She is concerned about congestion as her two teens will be learning how to drive over the next several years and her older children come to visit. She asked if the city could provide her with statistics for car accidents that occur at Union Schoolhouse Road and Valley Street. She commented on the number of accidents that happen there. She is concerned that council chose to change the zoning as single housing would have been okay with her. She feels they took a step too far to change it to PUD zoning as it says to her they are more concerned with packing people in on that property rather than making it better for all the residents. She stated that as much as she knows they need multiple housing for the greater good, she doesn't think that is the site for it. She is not happy with their decision and will be looking for ways to appeal the decision. She thinks there was an overreach there in changing the zoning. She asked what the council did to notify people of this where they made the community aware this was on the agenda and if that lack of notification or just notification was the normal process because as a citizen she wants to know when things like this come up in the future. She wants to know what kind of changes are made to her neighborhood. She feels that she was cut out of this as a citizen as it happened in winter around Christmas when many neighbors don't see one another. She reiterated that she would like to know the accident statistics and the standard practice of notification.

Mayor Williams stated he doesn't believe they will have the statistics ready tonight, but they can look into it. He stated they can explain the public notice requirements and what they did for both planning commission and for council. Mr. Rauch stated they followed their process of notifying all residents that fell within the 300' radius of the subject property parcel. Everything was listed publicly on agendas for planning commission and city council. The customary process and what is required by both city code and the Ohio Revised Code was followed. He stated he could provide more information about which properties were included in the 300' radius or any other way the city can be helpful. Mayor Williams stated if anyone ever wonders about some of the questions that get asked and they don't have answers to right away, they can email the city manager or email a council member and they will forward to the city manager. There is a very prescribed process for public meetings that council holds and zoning and appeals that happen on a specific property that the Ohio Revised Code has standards that the city must follow in the interest of transparency and the law. He added that property owners came to the council meeting requesting information and he feels like they went above and beyond to know everything that could possibly happen and when it may happen.



# RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, March 2, 2023

He stated that they encourage the public to let them know when they have questions as they can only answer them when they know about them.


**COUNCIL MEMBER COMMENTS:** Mayor Williams stated that he would like to recognize a very special guest, Mr. James Ater. James is a member of Boy Scout Troop #329, a troop his sons are a member of, and he is also the nephew of a councilmember Brenda Fry. He invited James to the podium to share what merit badge he is working on. James stated he is getting information on what is happening in the City of Riverside. He is working on his citizenship and community merit badge. Mayor Williams stated he hopes that James will encourage other members of his scout troop to attend a City of Riverside meeting. He added that his sons probably should have come to a meeting before he did. He was provided a copy of the RTA presentation to show his attendance at the meeting. Mayor Williams stated the St. Helen's Fish Fry is next Friday and Saturday.


Ms. Fry thanked James for coming to the meeting. It was wonderful to talk to him about what it is like to participate in your community and being on council. She looks forward to other scouts taking the same opportunity. She thanked everyone who participated in the recent blood drive. It is one of her favorite ways of engaging with the community and being of service. The next blood drive is in eight weeks.

Deputy Mayor Lommatzsch stated the RTA was a big deal this morning. She stated there is a training opportunity on May 17, 2023; MVRPC and Emergency Management are putting together a workshop. With the train wreck issue in Ohio, and many people remembering the train wreck back in 1986 in Miamisburg, they are going to be sure that everyone has updates and has reviewed the programs. She is going to try and attend and asked if a staff member could attend; it is free. She stated that the Eintracht has their fish fry tomorrow night.

Mr. Denning stated he was sitting in the parking lot at Stebbins High School at 3:00 pm to pick up his grandson when the tornado sirens went off. He stated that staff came out and brought all the parents inside of the high school. The parking lot was full. Staff came out and ushered them into the building to protect the community and citizens. He stated it was good they did that, and that St. Helen's and Carroll did the same thing. He added that the community cares about the community; he thanked the schools for Stebbins staff doing what they did. Mayor Williams stated it is wonderful to hear, but not surprising at all.

**ADJOURNMENT:** Mr. Denning moved, seconded by Mrs. Franklin, to adjourn. All were in favor. **Motion carried.** The meeting adjourned at 7:00 pm.

  
Peter J. Williams, Mayor

  
Clerk of Council

# RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on \_\_\_\_\_

Riverside, OH